

Maryland Historical Trust
State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. B-4414

Magi No.

DOE ___yes ___no

1. Name (indicate preferred name)

historic 412 West Franklin Street
and/or common Franklin Center Apartments

2. Location

street & number 412 W. Franklin Street ___ not for publication
city, town Baltimore ___ vicinity of congressional district Seventh
state Maryland county Baltimore

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Accessible Housing Assoc./Wallace H. Campbell
street & number 1701 Meridene Drive telephone no.:
city, town Baltimore MD 21239 state and zip code

5. Location of Legal Description

courthouse, registry of deeds Baltimore City Courthouse 4019
street & number 100 N. Calvert Street, Room 610 24
city, town Baltimore state MD folio

6. Representation in Existing Historical Surveys

title
date ___ federal ___ state ___ county ___ local
depository for survey records
city, town state

7. Description

Survey No. B-4414.

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Resource Count: 1

This circa 1910 building faces south on W. Franklin Street and abuts a partywall structure to the east and an alley (Jasper Street) to the west. The current apartment building is now associated with the neighboring building at 406-410 West Franklin, but the two buildings were built at different periods and hence will be given separate inventory numbers. This four-story, four-bay building has a red brick facade accented by raised white brick work, including white brick quoins at the building's edges.

The first story is divided into two large bays with large arched openings filled with glazed window walls. The wall is laid in alternating bands of recessed red brick and projecting white brick, creating a stacked variegated facade. Ornate scrolled stone brackets double as key stones in the arch of each bay. The west bay contains a recessed entrance flanked by display windows. The large plate glass display windows sit on a black aluminum foundation wall. A tripartite transom arches above each display window, following the curve of the bay's arch. The east bay follows a similar pattern, except there is not recessed entrance, having instead a continuous display window of four plates of glass surmounted by an arched, tripartite transom. The building sits on a stone sill foundation. A stone stringcourse runs above the first story. It is topped by a molded brick stringcourse.

The second, third, and fourth stories are divided into four bays, with tripartite windows in each bay. Each tripartite window consists of three 1/1 sash windows with a transom over each sash. Each window has projecting white brick surrounds and lintels that splay up and over into the spandrel above. The second-story windows have projecting brick sills. The third-story windows have white stone sills that are linked by horizontal bands of white brick. The fourth-story windows have a cast iron stringcourse that doubles as a sill.

B-4414
412 West Franklin Street
Baltimore, MD
Section 7 Description
7.1

At each story, the wall between the first and second bays and between the third and fourth bays have narrow single pane slit windows with flush white brick lintels and projecting stone sills. The second story has cast iron tie rods with hooks for hanging a chain awning.

The parapet wall is bisected by a cast iron cornice of fillet, ogee, three fillets, and back band set over corbelled modillion blocks with large scrolled brackets defining the four bays. The feet of the brackets have guttae and a row of raised molding running across the feet. The brick parapet wall has a peaked center gable with cast iron coping.

The west wall is eight bays long, with the first three and last four bays flush with the alley and the middle bay recessed. The recessed section has modern ribbon band windows. There is a seam where the recessed bay connects to the back four bays. This older building has two-brick soldier course lintels over 1/1 sash windows.

The north wall is five bays wide with 1/1 sash windows set below a two-brick corbelled cornice.

8. Significance

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Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input checked="" type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates	Builder/Architect	unknown
check: Applicable Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D		
and/or		
Applicable Exception: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G		
Level of Significance: <input type="checkbox"/> national <input type="checkbox"/> state <input checked="" type="checkbox"/> local		

Prepare both a summary paragraph of significance and a general statement of history and support.

This building is an excellent example of a turn-of-the century amalgam of the Victorian and colonial revival styles. The colonial details (quoins, voussoir lintels and jambs, and stringcourses) are used in a florid Victorian way. The contrasting colors of white and red brick, and the play with depth between the projecting stone and recessed brick surfaces are more in keeping with the Victorian aesthetic of surface action.

The first story is an excellent example of an unaltered turn-of-the-century commercial store front. The two giant bays are set off by white brick arches. The transoms pick up the curve of the arch as they span the large plate glass windows. The overall effect is one of openness and permeability of the wall at street level.

This four-story building was in a mixed neighborhood at the time it was built. To its west the street was dominated by early-to mid-nineteenth century houses of two to three stories with gable roofs. To the east it abutted a late nineteenth-century commercial office or apartment block with ground floor commercial space. Architectural historian Richard Longstreth writes that "the gradual abandonment of the shop-house as the dominant form of commercial architecture was due to the ever-increasing demands for trade and professional services along with a corresponding increase in land values, all of which fostered the design of buildings used entirely for commercial purposes."¹ In this case, the new solution was a massive vertical block with a variety of surface ornamentation but a particularly strong first-story emphasis. The building type attests to the mixed commercial and residential character of the neighborhood at the mid-century mark.

¹ Longstreth, The Buildings of Main Street, pp. 24, 29.

9. Major Bibliographical References

Survey No.

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Richard Longstreth, The Buildings of Main Street (Washington: Preservation Press, 1987).

10. Geographical Data

Acreage of nominated property _____

Quadrangle name Baltimore East Quad

Quadrangle scale _____

UTM References do NOT complete UTM references

A

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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification _____

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Diane Shaw, Architectural Historianorganization CHAP, Room 1037date December 22, 1991street & number 417 E. Fayette Streettelephone 301-396-4866city or town Baltimorestate MD

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
301-514-7600

COMPREHENSIVE PLAN DATA

HISTORIC CONTEXT:

Geographic Organization:
Piedmont

Chronological/Developmental Period:
Urban/Industrial Dominance, 1870-1930

Historic Period Themes:
Architecture
Economics

Resource Type:
Building

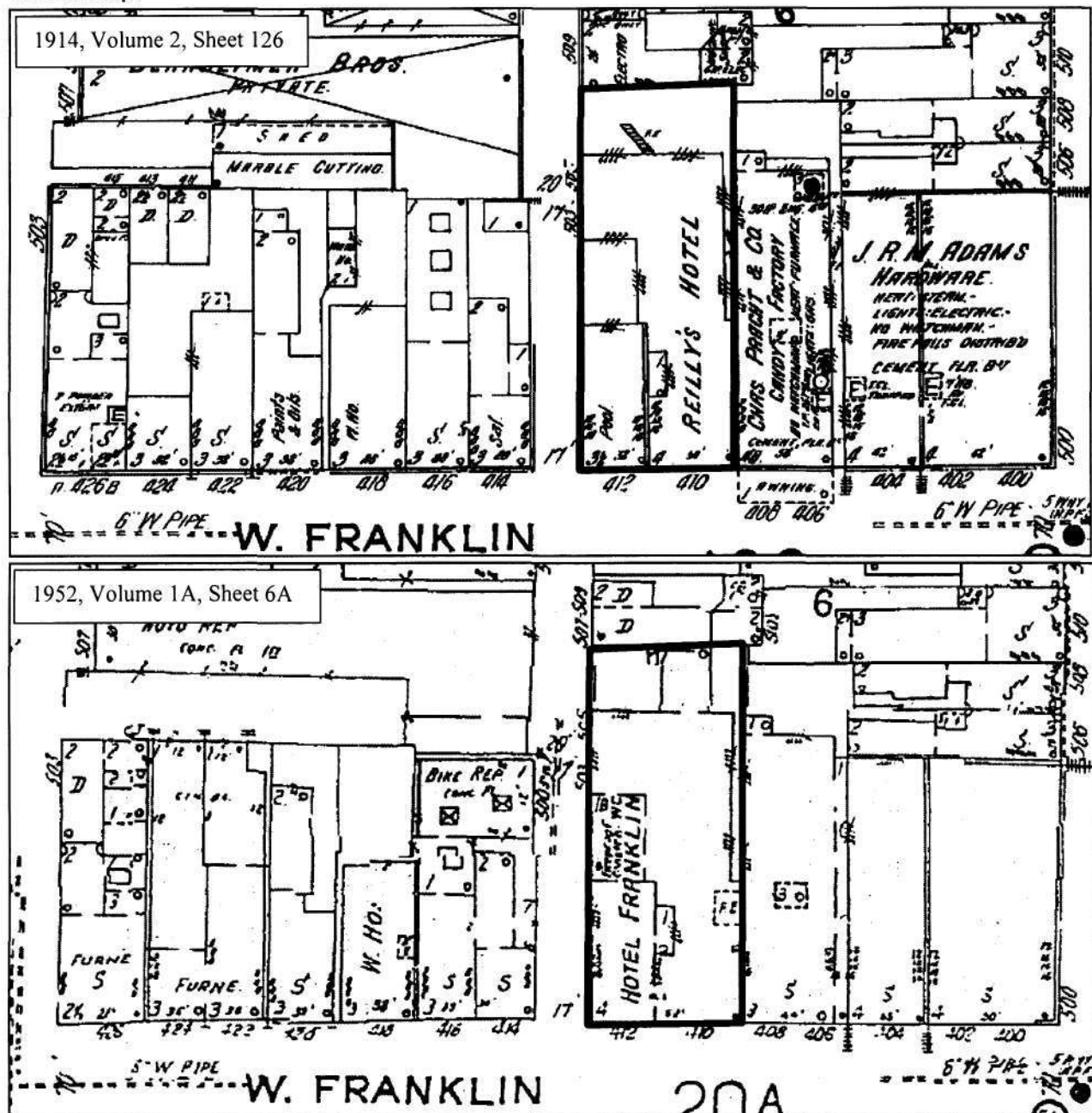
Historic Environment:
Urban

Historic Function and Use:

Commercial

Known Design Source:
None

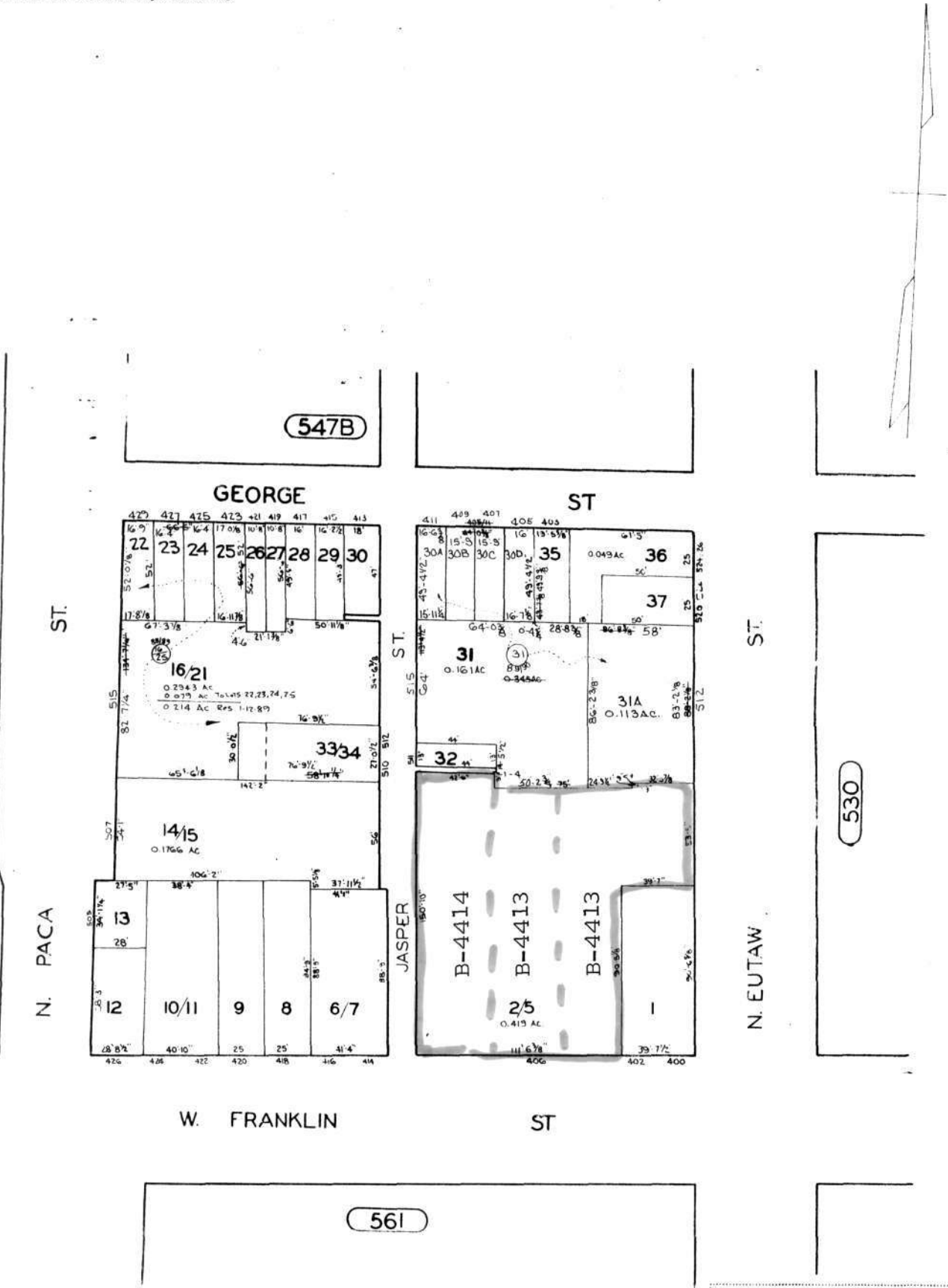
Sanborn Maps



REVISIONS

B-4414

BLOCK REVISED
 LOTS 14/15 THRU 25, 31 THRU 34, 36, & 38 THRU 53 AS SHOWN CHANGED (LOTS CONSIDERED PER D.P. C.S.H. 86-382-384
 LOT 16/25 DIV. PER D.P. & DEED C.S.H. 89-318
 LOTS 30A-31A PER DEED & SUB-DIV. C.S.H. 90-188



BY PIERRE FORD

BY PIERRE M FORD

CD BY

NOTICE

THIS IS A REAL PROPERTY PLAT AS PROVIDED FOR UNDER ARTICLE 76(d) OF THE CITY CHARTER. IT IS COMPILED FROM TITLE AND OTHER SOURCES AND IS NOT AN AUTHENTIC SURVEY.

CITY OF BALTIMORE
 DEPARTMENT OF PUBLIC WORKS

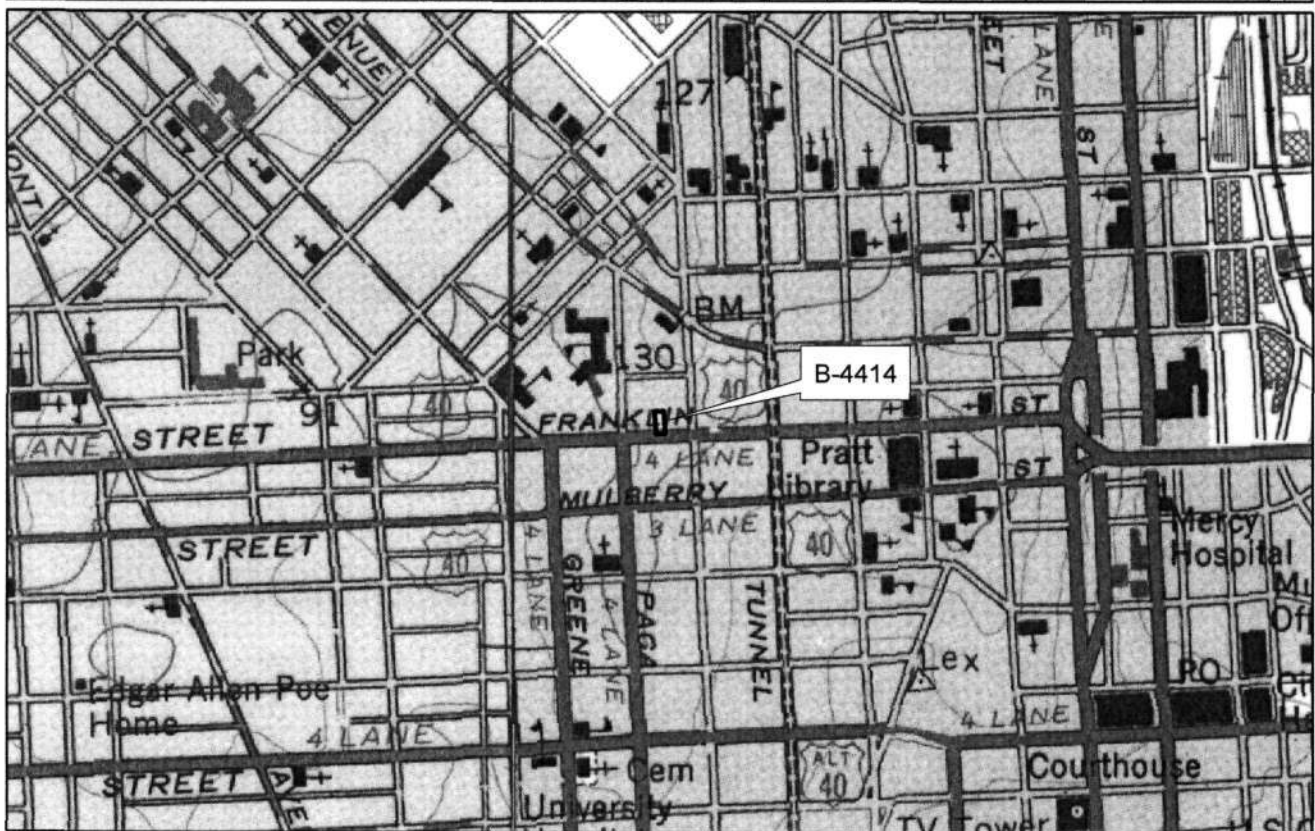
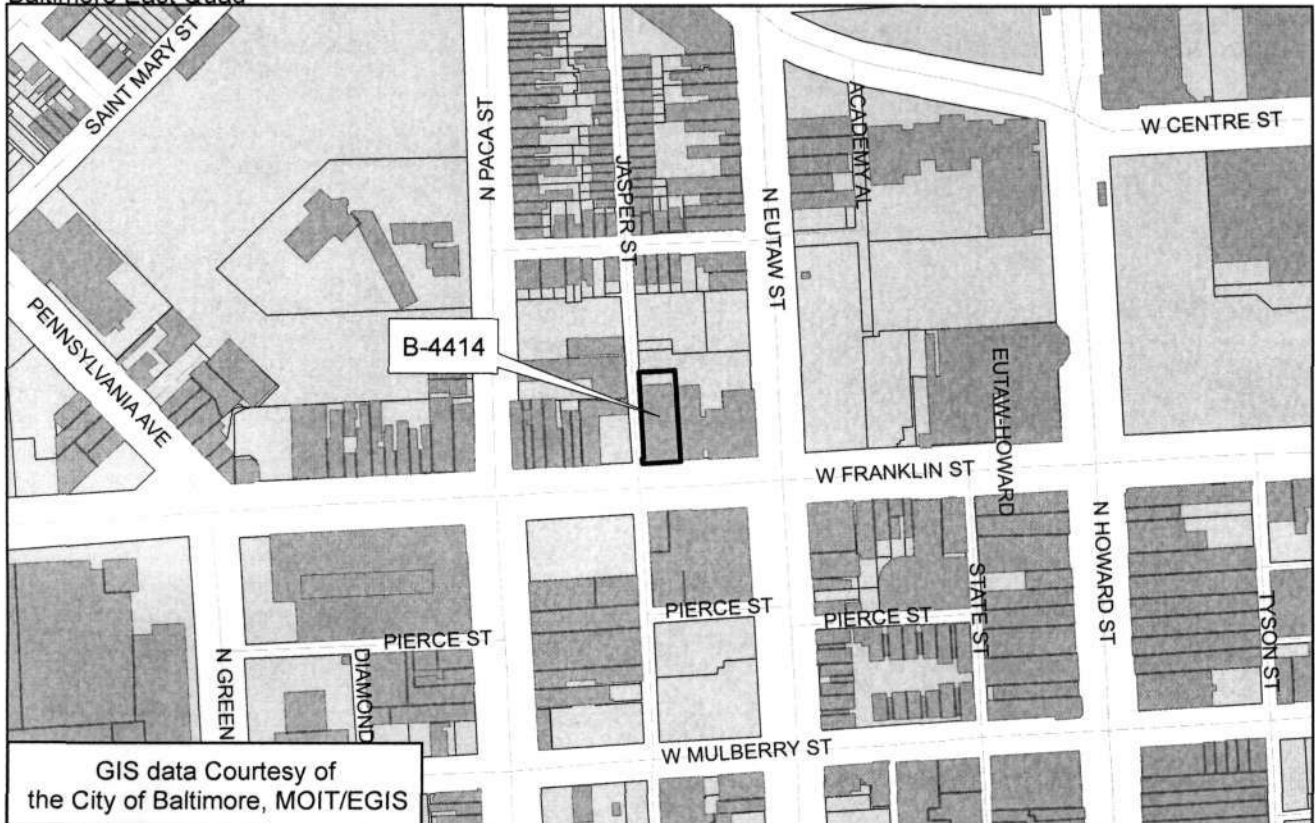
PROPERTY LOCATION DIVISION

WARD 17 SECTION 8

BLOCK 547-A

SCALE: 1"=50'-0" DATE MAY 1986

B-4414
Franklin Center Apartments (Hotel Franklin, Reilly's Hotel)
412 W. Franklin Street
Block 0547A Lot 002
Baltimore City
Baltimore East Quad





B-4414

410 B W Franklin St.

Baltimore MD

Diane Shaw

8/91

Maryland SHPO

Facade, South elevation

1/2



B-4414

410B W. Franklin St.

Baltimore, MD

Diane Shaw

8/91

Maryland SHPO

SW Elevation

2/2